This Instrument
Prepared By:

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Attorney At Law
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Nashville, TN 37206
(615) 440-0545

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 18th day of April, in the city of Nashville, Davidson County, Tennessee, by Grantor, Donzaleigh McCord, President of Pine Ridge Homeowners Association, Inc., a Tennessee Corporation, to Grantee, Cottage Park Homeowners Association, Inc., a Tennessee Corporation.

Witnesseth:

THAT Grantor, for good and valuable consideration of One Dollar ($1.00), receipt whereof is acknowledged, has this day transferred and conveyed unto the Grantee, to have and to hold to itself, and to its assigns, successors, and/or beneficiaries forever, certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Land situated in the 2nd Council District in Nashville, Davidson County, Tennessee, being a certain Common Area, as shown on the Final Plat Section One Pine Ridge, of record in Book 6900, Page 191, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at the approximate centerline intersection Hart Lane and Dickerson Pike, thence in a south westerly direction, an approximate distance of 120 feet to a concrete monument found along the westerly margin of Dickerson Pike, said monument being the south easterly corner of land conveyed to JDB Management Company, of record in Instrument Number 20070504-0053762, in said Register's Office, the north easterly corner of the tract herein described, and the point of beginning;

thence with the margin of Dickerson Pike, South 17 degrees 02 minutes 15 seconds West, a distance of 28.52 feet to a concrete monument found;

thence leaving said margin and with the margin of Pine Ridge Drive and with a non-tangential curve turning to the right, having a radius of 25.00 feet, a chord bearing of South 54 degrees 41 minutes 47 seconds West, and a chord length of 31.79 feet, 34.45 feet along an arc to a concrete monument found;

thence North 85 degrees 00 minutes 54 seconds West, a distance of 35.49 feet to concrete monument found;

thence with a non-tangential curve turning to the right, having a radius of 197.50 feet, a chord bearing of North 71 degrees 59 minutes 16 seconds West, and a chord length of 88.35 feet, 89.11 feet along an arc to ¼" iron rod found;

thence with a non-tangential curve turning to the left, having a radius of 237.50 feet, a chord bearing of North 72 degrees 06 minutes 32 seconds West, and a chord length of 106.53 feet, 107.44 feet along an arc to a concrete monument found;

thence North 84 degrees 58 minutes 26 seconds West, a distance of 292.40 feet to a point, said point being a north easterly corner of the Final Plat, Section Two, Pine Ridge, of record in Book 6900, Page 484 in said Register's Office;

thence leaving said margin and with the aforementioned Section Two, North 05 degrees 02 minutes 59 seconds East, a distance of 5.00 feet to a point on the line lands conveyed to D225, LLC, of record in Instrument Number 20140228-0017255 in said Register's Office;

thence leaving said Section Two and with the line of D225, LLC, South 84 degrees 55 minutes 19 seconds East, a distance of 143.08 feet to an iron rod found;

thence leaving the line of D225, LLC and with the line of JDB Management Company, South 84 degrees 58 minutes 54 seconds East, a distance of 404.92 feet to the point of beginning, having an area of 9,209.83 square feet or 0.211 acres of land. Also included with said land are an Access Easement and an Overhang Easement as shown on the final Plat Section One Pine Ridge. The herein described land is based upon survey work conducted by Dale and Associates in January of 2015.

Being a portion of the same property converted to Pine Ridge Homeowners Association, Inc., by deed of record in Book 7892, Page 616, R.O.D.C., TN.

BILL GARRETT, Davidson County
Trans:T20150032549 DEEDQC
Recvd: 04/29/15 15:01 3 pgs
Fees:17.00 Taxes:0.00
20150429-0038440

In Witness Whereof, Grantor has executed this Instrument as of the date and at the place first above written.

Donzaleigh McCord
President, Pine Ridge Homeowners Association, Inc.

State of Tennessee)
County of Davidson)

Before me, Joshua L. Hunter, of the state and county aforesaid, personally appeared Donzaleigh McCord, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that Donzaleigh McCord, President of Pine Ridge Homeowners Association, Inc., executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of April, 2015

Notary Public

My Commission Expires:

12/19/18

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
COTTAGE PARK HOMEOWNERS ASSOCIATION, INC. 4800 California Ave Nashville, TN 37209	New Owner	Davidson County N/A: Refer to Legal Description Above

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is One Dollar ($1.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 18th day of April, 2015.

Notary Public

My Commission Expires:

12/19/18

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY